

5 Starr Maintenance

5 Starr Maintenance
739 Dogwood Lane
Mooresville, NC 28115

(704) 902-3325

~~usingstarrsigns@aiffet.net~~

beckywilson79@hotmail.com

Estimate

DATE	ESTIMATE #
05/19/2007	1010
EXP. DATE	
06/13/2007	

ADDRESS

Zack Kosofsky
SouthEast Commercial Real Estate Group Inc
1401 West Morehead Street
Suite 125
Charlotte, NC 28208

Date	Activity	Quantity	Rate	Amount
05/19/2007	This estimate is for the Randolph Medical Center at 1928 Randolph Road, Charlotte, NC and including the building 2115 7th Street, Charlotte, NC.	6	575.00	3,450.00
05/19/2007	After reviewing both properties I have determined that my firm can offer a basic maintenance service for both buildings at a cost of \$575 a month. This will include 15 hours of service a month to both buildings. Anything over 15 hours will be set at \$35 an hour. A list of things that are covered with this basic maintenance contract with include bulb replacement on the interior of the building and exterior first story lights as well as common lights, repair of all plumbing fixtures, toilet, sink, etc. Also we are responsible for handling calls direct for tenant and contracting necessary electrical, heating and air, and plumbing contractors that you have selected to do business with on these particular office buildings. This includes a monthly inspection of the building to clear any trip hazards, common lighting issues, or fire code life safety violations. This also includes the changing of air filters on a bi-monthly basis and preventable maintenance on domestic hot water pump circulate. We also will need to talk and meet with heating and air contractor that will be responsible for maintaining large chiller system so that 5 Starr can identify problems with unit before that inconvenience building tenants. We will also work hand and hand with electrical contractors to maintain the building's electrical system safely. We will respond to maintenance calls 7 days a week 24 hours a day 365 days a year. We have a minimum travel time of 1 hour that it takes to reach these properties from Mooresville, NC.			
05/19/2007	Painting and drywall work for tenant up fits or repainting. We will repaint and repair Sheetrock walls set in a semi gloss finish for \$.55 a square foot and doors will be painted front and back \$35 a piece.			
	Continue to the next page..			

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05/19/2007	Contract terms that 5 Starr Maintenance is offering- contract is good for 6 months at any time any party can end contract for any reason with no penalties with a 30 day verbal or written notice. I hope this will be an added resource to SouthEast Real Estate Group. I look forward to growing with you and your company.			
05/19/2007	Thank you for your time, Jerry Starr CEO 5 Starr Maintenance Inc.			
The yearly total will be \$6,900. Monthly fees will be \$575.				
TOTAL				\$3,450.00

Accepted By:

Accepted Date: